

807 LEE AVE

FESTUS, MO
FORMER DRIVE-THRU AVAILABLE
3,136 SF | 0.76 ACRES

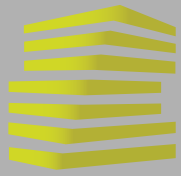


PLYON SIGN



VETERANS BLVD 21,810 (2025)





807 LEE AVE

NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

FESTUS IS A WELL-ESTABLISHED COMMUNITY LOCATED IN JEFFERSON COUNTY, APPROXIMATELY 35 MILES SOUTH OF DOWNTOWN ST. LOUIS, POSITIONED ALONG THE I-55 CORRIDOR, ONE OF THE REGION'S PRIMARY NORTH-SOUTH TRANSPORTATION ROUTES. TOGETHER WITH NEIGHBORING CRYSTAL CITY, FESTUS SERVES AS A KEY COMMERCIAL, MEDICAL, AND EMPLOYMENT HUB FOR SOUTHERN JEFFERSON COUNTY AND SURROUNDING RURAL COMMUNITIES.

THE LOCAL ECONOMY IS ANCHORED BY MERCY HOSPITAL JEFFERSON, FESTUS R-VI SCHOOL DISTRICT, AND A DIVERSE MIX OF MANUFACTURING, HEALTHCARE, RETAIL, AND SERVICE EMPLOYERS. THE PRESENCE OF THESE MAJOR INSTITUTIONS SUPPORTS A STABLE DAYTIME POPULATION AND CONSISTENT CONSUMER DEMAND THROUGHOUT THE TRADE AREA.

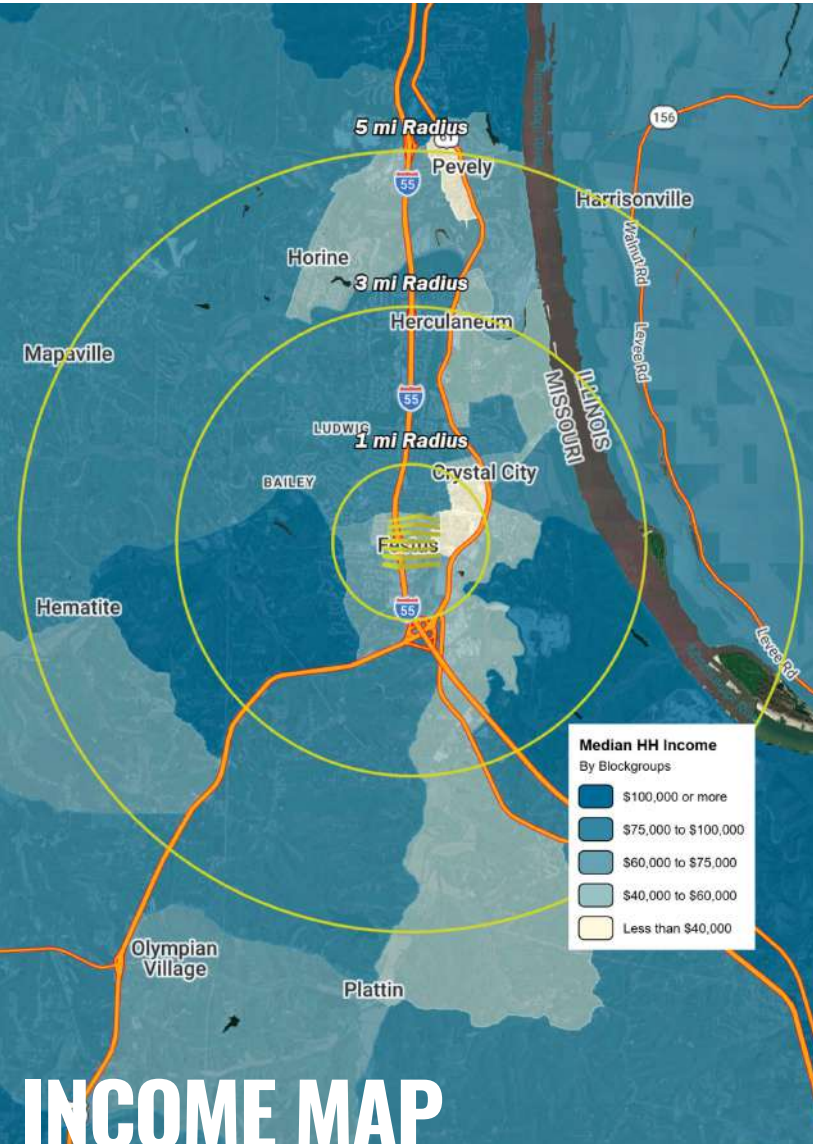
FESTUS'S PRIMARY RETAIL AND COMMERCIAL ACTIVITY IS CONCENTRATED ALONG US-61/67 AND I-55 INTERCHANGES, FEATURING A STRONG MIX OF NATIONAL RETAILERS, GROCERY, RESTAURANTS, HOTELS, AND SERVICE-ORIENTED BUSINESSES THAT SERVE BOTH LOCAL RESIDENTS AND COMMUTERS TRAVELING BETWEEN JEFFERSON COUNTY AND THE ST. LOUIS METRO.

WITH STRONG HIGHWAY ACCESS, CONTINUED RESIDENTIAL GROWTH, AND ITS ROLE AS A REGIONAL SERVICE CENTER, FESTUS OFFERS A STABLE AND HIGH-PERFORMING TRADE AREA WITH LONG-TERM APPEAL FOR RETAIL, MEDICAL, AND COMMERCIAL DEVELOPMENT.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	6,692	23,858	37,225
HOUSEHOLDS	2,933	9,607	14,786
EMPLOYEES	4,012	9,453	11,664
MED HH INCOME	\$61,705	\$74,384	\$73,278

AREA RETAIL | RESTAURANTS

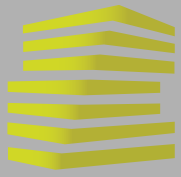


INCOME MAP



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807 LEE AVE

ZOOM AERIAL & DETAILS

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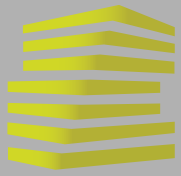
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- 0.76 ACRES
- 3,136 SF FORMER DRIVE-THRU
- FULL ACCESS TURN LANE
- EXCELLENT VISIBILITY TO OVER 21,000 VPD ON LEE AVE
- GREAT ACCESS TO I-55 WITH OVER 74,000 VPD
- LARGE PYLON SIGN
- CONTRACT BROKER FOR PRICING



807 LEE AVE MARKET AERIAL

KEVIN SHAPIRO

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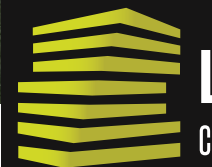
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LOCATION. commercial real estate



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